

Rymer Residence

3204 Beverly Rd
Austin, TX 78703

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OWNER INFORMATION

Dane & Lauren Rymer
3204 Beverly Rd
Austin, TX 78703

LEGAL DESCRIPTION

LOT 12 * & N3FT OF LOT 11 BLK 1 BRYKERWOODS E

ZONING INFORMATION

SF-3-NP

NEIGHBORHOOD PLANNING AREA:
- WINDSOR ROAD
- Central West Austin Combined NPA

RESIDENTIAL DESIGN STANDARDS

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FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

05.24.21



1 FRONT PERSPECTIVE

SQUARE FOOTAGE

LOT SIZE	8183 SF			
FLOOR TO AREA RATIO:				
	EXIST.	NEW	EXEMPT	TOTAL
FIRST FLOOR CONDITIONED SPACE:	1624	309	0	1933
SECOND FLOOR CONDITIONED SPACE:	0	744	0	744
THIRD FLOOR CONDITIONED SPACE:	-	-	-	-
AREA W/ CEILINGS >15FT:	-	-	-	-
GROUND FLOOR PORCH:	0	265	265	0
BASEMENT:	-	-	-	-
ATTIC:	-	-	-	-
GARAGE:	238	0	200	38
CARPORT:	-	-	-	-
ACCESSORY BUILDINGS:	-	-	-	-
TOTAL:	1862	1318	465	2715

2,715 SF / 8,183 SF = 33.18% < 40% FAR ALLOWED BY CODE

IMPERVIOUS COVER:				
	EXIST.	NEW		TOTAL
FIRST FLOOR CONDITIONED SPACE:	1624	309		1933
SECOND FLOOR CONDITIONED SPACE:	0	744		744
THIRD FLOOR CONDITIONED SPACE:	-	-		-
BASEMENT:	-	-		-
ATTACHED COVERED PARKING:	238	0		238
DETACHED COVERED PARKING:	-	-		-
COVERED WOOD DECKS (100%):	-	-		-
COVERED PATIO:	0	265		265
COVERED PORCH:	-	-		-
BALCONY:	-	-		-
OTHER:	-	-		-
TOTAL BUILDING AREA:	1862	1318		3180
TOTAL BUILDING COVERAGE:	1862	574		2436
DRIVEWAY:	462	0		462
SIDEWALKS & STEPS:	170	0		170
UNCOVERED PATIO:	49	112		161
UNCOVERED WOOD DECKS (50%):	205.5	0		205.5
AC PADS & CONC FLATWORK:	9	0		9
OTHER:	178	0		178
TOTAL:	2935.5	686		3411

3,411 SF / 8,183 SF = 41.7% < 45% IMPERVIOUS COVERAGE ALLOWED BY CODE

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Austin, TX 78703

DATE	ISSUED FOR
04.15.21	FOR PERMIT
05.24.21	HLC HEARING

PROJECT 0000

COVER SHEET

G1.0

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

05.24.21



GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS CONSIST OF ALL DOCUMENTS LISTED ON SHEET G1.0 AND THE INFORMATION ENCLOSED WITHIN.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK. CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF ADOPTED CODES, LOCAL AMENDMENTS/RULES, AND STATE REGULATIONS.
- CONTRACTOR SHALL VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOB SITE. USE DIMENSIONS INDICATED. DO NOT SCALE DRAWINGS.
- ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
- IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS, OR ACTUAL JOB CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORK AS INTENDED.
- CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK DESCRIBED HEREWITHIN.
- PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA. FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10 AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
- ANY NECESSARY FIRE ALARM SYSTEM WORK SHALL BE PART OF THE GENERAL CONTRACTOR'S CONTRACT.
- CONTRACTOR SHALL PERFORM ANY WORK WITHIN PUBLIC RIGHT-OF-WAY ACCORDING TO GOV. AGENCY REQUIREMENTS.
- NOTICE TO ALL SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT SOMETHING WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA, IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS.

- CONTRACTOR TO COORDINATE STAGING AREA LOCATION AND ACCESS ROUTE WITH OWNER IN PRECONSTRUCTION MEETING.
- NO CHANGES IN CONSTRUCTION METHODS, MATERIALS, DETAILS, NOTES, AND SCHEDULES, OR DELETION OF ANY REQUIREMENT SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION FROM THE OWNER.
- THE PLANS, NOTES, AND DRAWINGS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUALITY OR GREATER QUANTITY SHALL BE PERFORMED OR FURNISHED.
- AT COMPLETION OF THE PROJECT, A CLOSE OUT PACKAGE IN THE FORM OF A HARD BINDER SHALL BE PRESENTED TO THE OWNER AND WILL INCLUDE COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTORS AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS, AND A LIST OF PAINT/STAIN COLORS AND FORMULAS.
- GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. IF REQUESTED BY THE OWNER, THE GENERAL CONTRACTOR SHALL SUBMIT AN ITEMIZED BID PER THE DRAWING SET AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.
- ALL APPLICABLE TRADES SHALL SUBMIT SHOP DRAWINGS OF ALL MILLWORK AND/OR ANY RELEVANT PRODUCT LITERATURE/SPECIFICATIONS TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
- GENERAL CONTRACTOR TO PROVIDE ALL SHOP DRAWINGS TO OWNER AND ARCHITECT FOR REVIEW IN A TIMELY FASHION SO AS TO NOT CREATE ANY DELAYS IN THE CONSTRUCTION SCHEDULE.
- ALL NEW CONSTRUCTION SHALL BE THOROUGHLY CLEANED AND PAINTED, BOTH EXTERIOR AND INTERIOR AT THE COMPLETION OF THE PROJECT.
- LAYOUT TILE PATTERNS PRIOR TO INSTALLATION FOR OWNER AND ARCHITECT APPROVAL.
- SEE FINISH SCHEDULE FOR ALL MATERIALS, FINISHES, AND FIXTURES.
- WHEREVER THE TERM "ARCHITECT" IS USED IN THE CONTRACT DOCUMENTS, IT REFERS TO SIDETRACKED STUDIO, PLLC.

- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE ARCHITECT.
- EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES.
- DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER PREMISES (OVERTIME CHARGES AND/OR ANY NECESSARY EXPENSES SHALL BE PAID BY CONTRACTOR REQUIRING SERVICES)
- THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE AND PROVIDE AND INCLUDE IN HIS PROPOSAL THE NECESSARY TEMPORARY FACILITIES WITHIN THE AREA OF CONSTRUCTION FOR EACH PHASE FOR THE STORAGE, STAGING, AND HOUSING OF HIS SUBCONTRACTORS MATERIAL, EQUIPMENT, AND EMPLOYEES, INCLUDING BUT NOT LIMITED TO STORAGE AND STAGING AREAS, TEMPORARY DOORS, AND POWER FOR THE GENERAL USE. CONTRACTOR TO MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THERE OF AND PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER, AND HEATING.
- THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE ARCHITECT FOR APPROVAL. ALL SHOP DRAWINGS AND CUTSHEETS SIGNED "APPROVED" SHALL SUPERSEDE ORIGINATING DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.
- THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM LEAVING THE JOB SITE.
- THE CONTRACTOR SHALL PROPERLY PROTECT THE OWNER'S WORK AND PROPERTY AND ANY ADJOINING PROPERTY FROM ANY DAMAGE CAUSED BY HIS WORK OR WORKMEN AND MUST BE MADE WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE PAID FOR BY THE CONTRACTOR WHO IS RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE CLIENT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIS OWN AND OTHER SUBCONTRACTORS EMPLOYEES.

- THE USE OF WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- CHANGES IN WORK
- THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT, EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

CLAIMS FOR EXTRA COST

- IF THE CONTRACTOR CLAIMS THAT ANY REVISION TO DRAWINGS INVOLVES EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE THE ARCHITECT WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTION IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK AND THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE CHANGES IN WORK. NO SUCH CLAIMS SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
- ALL CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY ARCHITECT & OWNER AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF WORK BEING PERFORMED, MATERIALS BEING USED, THE CONSTRUCTION SPACE NUMBER OF THE AREA BEING WORKED IN, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED. THE CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL HIS MATERIAL OR EQUIPMENT TO THE POINT OF USE.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY STANDARDS, OSHA, AND THE BEST TRADE PRACTICES.
- THE GENERAL CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.

ABBREVIATIONS

AD	AREA DRAIN	MISC	MISCELLANEOUS
ADD	ADDENDUM	MTL	METAL
AFF	ABOVE FINISH FLOOR	MUL	MULLION
AHU	AIR HANDLING UNIT	MTD	MOUNTED
CJ	CONTROL JOINT	NO/#	NUMBER
CL	CENTER LINE	NTS	NOT TO SCALE
CLG	CEILING	OA	OVERALL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	OSB	ORIENTED STRAND BOARD
CONT	CONTINUOUS	PERF	PERFORATED
COORD	COORDINATE	PERP	PERPENDICULAR
CTR	CENTER	PL	PLATE/PROPERTY LINE
DBL	DOUBLE	PLYWD	PLYWOOD
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	PT	PRESSURE-TREATED
DIFF	DIFFUSER	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	RECEPT	RECEPTACLE
DL	DEAD LOAD	RECT	RECTANGLE
DN	DOWN	REF	REFERENCE/REFRIGERATOR
DS	DOWNSPOUT	REINF	REINFORCED
EA	EACH	REQ'D	REQUIRED
EJ	EXPANSION JOINT	RET	RETURN
ELEC	ELECTRICAL	REV	REVISION
EO	EQUAL	RM	ROOM
EX	EXISTING	RO	ROUGH OPENING
EXP	EXPANSION	SCHED	SCHEDULED
EXT	EXTERIOR	SECT	SECTION
FAB	FABRICATE	SF	SQUARE FEET/FOOT
FD	FLOOR DRAIN	SHWR	SHOWER
FF	FINISH FLOOR	SPEC	SPECIFICATION
FFE	FINISH FLOOR ELEVATION	SQ	SQUARE
FIN	FINISH	SS	STAINLESS STEEL
FL	FLOOR	STC	SOUND TRANSMISSION CLASS
FT	FEET/FOOT	STD	STANDARD
FURN	FURNISH	STL	STEEL
FURR	FURRING	STRUCT	STRUCTURE/STRUCTURAL
G	GAS	T	TEMPERED
GA	GAUGE	T&G	TONGUE AND GROOVE
GC	GENERAL CONTRACTOR	TEL	TELEPHONE
GFI	GROUND FAULT INTERRUPT	TEMP	TEMPERED/TEMPORARY
GYP	GYPSPUM WALL BOARD	TOW	TOP OF WALL
HB	HOUSE BIBB	TYP	TYPICAL
HDR	HEADER	UC	UNDER-COUNTER
HDWR	HARDWARE	UNO	UNLESS NOTED OTHERWISE
IN	INCHES/INCH	UP	UTILITY POLE
INSUL	INSULATION	UTIL	UTILITY
INT	INTERIOR	VERT	VERTICAL
KD	KILN-DRIED	VIF	VERIFY IN FIELD
LAM	LAMINATED	WH	WATER HEATER
LB	POUND	WP	WATERPROOF
LL	LIVE LOAD		
MAX	MAXIMUM		
MFR	MANUFACTURER		
MIN	MINIMUM		

GENERAL CONDITIONS

- THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.
- THE CONTRACTOR UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND HE WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT ALL REQUIREMENTS IMPLIED BY THE NOTES, DRAWINGS, AND FIELD CONDITIONS HAVE BEEN THOROUGHLY EXAMINED, INVESTIGATED, AND HAVE BEEN ACCOUNTED FOR IN THE PROPOSAL. ANY AND ALL LATER CLAIMS FOR LABOR, EQUIPMENT, AND MATERIALS OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH EXAMINATIONS BEEN MADE WILL NOT BE RECOGNIZED.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL NOTES AND/OR ALL WORK ILLUSTRATED OR IMPLIED BY THE NOTES AND DRAWINGS INCLUDED IN THE CONSTRUCTION DOCUMENTS. EACH ITEM THAT THE CONTRACTOR WILL BE ABLE TO COMPLY WITH OR THAT IS EXCLUDED FROM THE CONTRACT FOR CONSTRUCTION SHALL BE SPECIFICALLY OUTLINED IN THEIR PROPOSAL FOR WORK OR ALL LATER CLAIMS FOR ADDITIONAL LABOR AND MATERIALS WILL NOT BE RECOGNIZED.
- THE CONTRACTOR, HIS SUBCONTRACTORS, AND ANY OTHER CONTRACTOR INVOLVED IN HIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.

PROJECT INFORMATION

INVOLVED PARTIES:
IN THESE DOCUMENTS, "PROJECT" OR "WORK" SHALL REFER TO THE SCOPE OF WORK HEREIN DESCRIBED; "OWNER" SHALL REFER TO DANE & LAUREN RYMER OR THEIR AUTHORIZED REPRESENTATIVES; "CONTRACTOR" OR "GENERAL CONTRACTOR" SHALL REFER TO THE COMPANY OR INDIVIDUAL THAT ENTERS INTO CONTRACTUAL AGREEMENT WITH OWNER TO PERFORM THE SCOPE OF WORK HEREIN DESCRIBED; AND "ARCHITECT" SHALL REFER TO SIDETRACKED STUDIO, PLLC.

LICENSE OF USE/COPYRIGHT NOTICE:
ABSENT A WRITTEN AGREEMENT TO THE CONTRARY, AND STRICTLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL UMS DUE TO THE ARCHITECT BY THE OWNER UNDER THIS AGREEMENT, UPON THE ARCHITECT'S DELIVERY OF SEALED CONSTRUCTION DRAWINGS TO THE OWNER, THE ARCHITECT GRANTS THE OWNER A NONTRANSFERABLE, NONEXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED BY THE PLANS.

BUILDING CODES:
2015 INTERNATIONAL RESIDENTIAL CODE
2015 NATIONAL ELECTRICAL CODE
2015 UNIFORM PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2015 UNIFORM MECHANICAL CODE

USE:
SINGLE FAMILY RESIDENTIAL

DATE	ISSUED FOR
04.15.21	FOR PERMIT
05.24.21	HLC HEARING

PROJECT 0000

PROJECT INFORMATION AND GENERAL NOTES

G1.1

Rymer Residence

3204 Beverly Rd
Austin, TX 78703

FINISH SCHEDULE		
MATERIAL	SPECIFICATION	LOCATION
BASE 01	SIZE: 1X4 PROFILE:	THROUGHOUT
CEILING 01	MANUF.: MATERIAL: YELLOW PINE; TONGUE & GROOVE SIZE: 5 1/2" BOARD WIDTH FINISH: PAINTED COLOR:	FRONT PORCH
COUNTERTOP 01	MANUF.: MATERIAL: QUARTZ SIZE: FINISH: COLOR:	KITCHEN
COUNTERTOP 02	MANUF.: MATERIAL: QUARTZ SIZE: FINISH: COLOR:	VANITY
COUNTERTOP 03	MANUF.: MATERIAL: QUARTZ SIZE: FINISH: COLOR:	MUDROOM
COUNTERTOP 04	MANUF.: MATERIAL: SIZE: FINISH: COLOR:	M. BATH
CROWN 01	SIZE: 1X4 PROFILE:	THROUGHOUT
FLOORING 01	MANUF.: MATERIAL: MATCH EXISTING SIZE: MATCH EXISTING FINISH: COLOR:	THROUGHOUT
MILLWORK 01	MANUF.: MATERIAL: STYLE: SHAKER FULL OVERLAY FINISH: PAINT-GRADE COLOR:	KITCHEN
MILLWORK 02	MANUF.: MATERIAL: STYLE: SHAKER FULL OVERLAY FINISH: PAINT-GRADE COLOR:	VANITY
MILLWORK 03	MANUF.: MATERIAL: STYLE: SHAKER FULL OVERLAY FINISH: PAINT-GRADE COLOR:	MUDROOM
MILLWORK 04	MANUF.: MATERIAL: STYLE: SHAKER FULL OVERLAY FINISH: PAINT-GRADE COLOR:	M. BATH

MATERIAL	SPECIFICATION	LOCATION
ROOFING 01	MANUF.: MATERIAL: STANDING SEAM METAL STYLE: FINISH: COLOR: LEAD-COTE	ROOF
SIDING 01	MANUF.: JAMES HARDIE MATERIAL: SIZE: 6 1/4" BOARD W/ 5" EXPOSURE FINISH: COLOR: TBD	EXTERIOR
STONE 01	MANUF.: MATERIAL: MATCH EXISTING SIZE: GROUT: COLOR:	EXTERIOR
TILE 01	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	KITCHEN BACKSPLASH
TILE 02	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	POWDER FLOOR
TILE 03	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	POWDER WALL
TILE 04	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	VANITY FLOOR, BATH FLOOR
TILE 05	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	BATH WALL
TILE 06	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	MUDROOM FLOOR
TILE 07	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	MUDROOM WALL
TILE 08	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	M. BATH FLOOR
TILE 09	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	M. BATH WALL
TILE 10	MANUF.: MATERIAL: SIZE: GROUT: COLOR:	FRONT PORCH

DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	THICKNESS	COMMENTS
1	3' - 0"	6' - 8"	0' - 1 3/8"	EXTERIOR; FULL LITES 2X3; SIMPSON 37106
2	5' - 4"	6' - 8"	0' - 1 3/8"	EXTERIOR, DOUBLE, FULL LITES 2X3; SIMPSON 37106
3	4' - 0"	6' - 8"	0' - 1 3/8"	EXTERIOR, DOUBLE, FIBERGLASS SLAB
4	2' - 8"	6' - 8"	0' - 1 3/8"	EXTERIOR, FIBERGLASS SLAB
5	8' - 3"	6' - 8"	0' - 1 1/2"	GARAGE DOOR: INSULATED - LIFT MASTER
6	2' - 8"	6' - 8"	0' - 1 3/8"	W/ WEATHER-STRIPPING
7	2' - 8"	6' - 8"	0' - 1 3/8"	POCKET
8	2' - 8"	6' - 8"	0' - 1 3/8"	
9	2' - 8"	6' - 8"	0' - 1 3/8"	
10	2' - 0"	6' - 8"	0' - 1 3/8"	
11	2' - 6"	6' - 8"	0' - 1 3/8"	
12	2' - 8"	6' - 8"	0' - 1 3/8"	POCKET
13	2' - 8"	6' - 8"	0' - 1 3/8"	
14	2' - 0"	6' - 8"	0' - 1 3/8"	
15	2' - 0"	6' - 8"	0' - 1 3/8"	
16	2' - 0"	6' - 8"	0' - 1 3/8"	
17	2' - 0"	6' - 8"	0' - 1 3/8"	
18	2' - 8"	6' - 8"	0' - 1 3/8"	
19	4' - 0"	6' - 8"	0' - 1 3/8"	DOUBLE
20	4' - 0"	6' - 8"	0' - 1 3/8"	DOUBLE
21	4' - 0"	6' - 8"	0' - 1 3/8"	DOUBLE
22	2' - 8"	6' - 8"	0' - 1 3/8"	
23	2' - 8"	6' - 8"	0' - 1 3/8"	
24	2' - 8"	6' - 8"	0' - 1 3/8"	
25	2' - 6"	6' - 8"	0' - 1 3/8"	POCKET
26	2' - 6"	6' - 8"	0' - 1 3/8"	POCKET
27	2' - 6"	6' - 8"	0' - 1 3/8"	

1. ALL EXISTING INTERIOR DOORS TO BE REPLACED WITH NEW TRUSTILE MDF SOLID CORE 2-PANEL DOORS.
2. CONTRACTOR TO SALVAGE AND STORE ALL EXISTING INTERIOR DOORS FOR POSSIBLE RE-USE.
3. EXTERIOR DOORS TO BE AS NOTED ABOVE IN THE SCHEDULE.

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	OPERATION	COMMENTS
A	3' - 10"	5' - 1"	DOUBLE HUNG	2X1 UPPER PANE, 2X1 LOWER PANE
B	2' - 9 1/2"	4' - 11 3/4"	DOUBLE HUNG	2X1 UPPER PANE, 2X1 LOWER PANE
C	2' - 9 1/2"	2' - 11 3/4"	DOUBLE HUNG	2X1 UPPER PANE, 2X1 LOWER PANE
D	2' - 1 1/2"	2' - 11 3/4"	DOUBLE HUNG	2X1 UPPER PANE, 2X1 LOWER PANE
F	2' - 6"	6' - 8"	FIXED	2X3
G	2' - 11 1/2"	3' - 11 3/4"	DOUBLE HUNG	2X1 UPPER PANE, 2X1 LOWER PANE
H	4' - 0"	2' - 7"	FIXED	2X1 DIVIDED LITE
J	2' - 1 1/2"	4' - 11 3/4"	DOUBLE HUNG	2X1 UPPER PANE, 2X1 LOWER PANE

1. ALL NEW WINDOWS WILL BE MARVIN ELEVATE SERIES FIBERGLASS CLAD WOOD. CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE OPTIONS FOR OWNER AND ARCHITECT REVIEW.

Sidetracked Studio

1806 Holly St.
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512 220 6865

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

05.24.21



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04.15.21	FOR PERMIT
05.24.21	HLC HEARING

PROJECT 0000

SCHEDULES

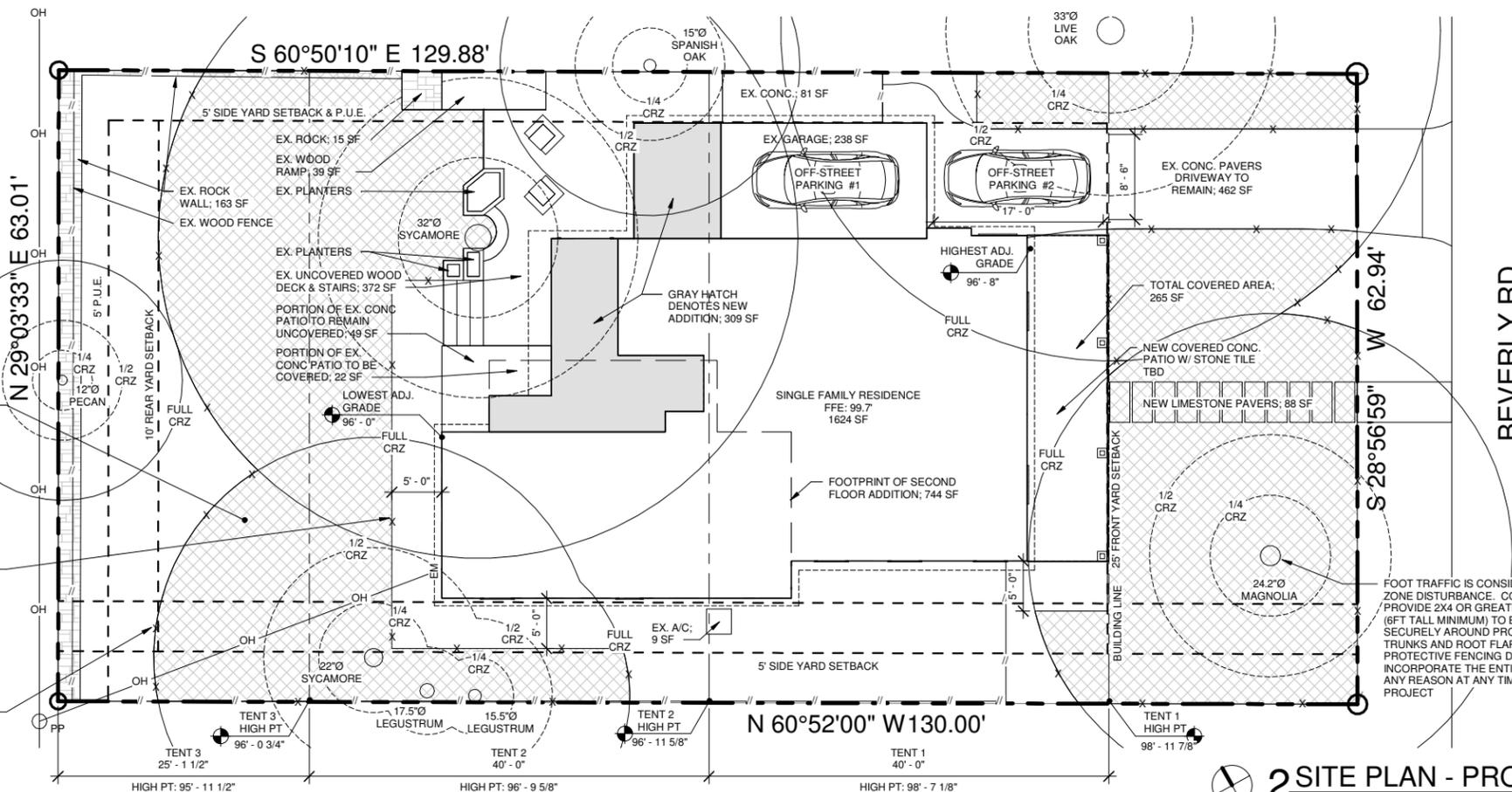
G3.0

BUILDING CALCULATIONS	
LOWEST ADJ. GRADE:	96' - 0"
HIGHEST ADJ. GRADE:	98' - 7 3/4"
REF:	2/A0.0
AVG. ADJ. GRADE:	97' - 3 7/8"
BUILDING HEIGHT:	25' - 10"
REF:	1/A2.1
BUILDING TENT 1 HIGH PT:	98' - 11 7/8"
BUILDING TENT 2 HIGH PT:	96' - 11 5/8"
BUILDING TENT 3 HIGH PT:	96' - 0 3/4"
REF:	2/A0.0

ALL EXPOSED AREAS OF ROOT ZONE BETWEEN THE FENCE AND CONSTRUCTION MUST RECEIVE EIGHT INCHES OF SHREDDED HARDWOOD MULCH TO LIMIT ROOT/SOIL COMPACTION. IF ANY EXPOSED ROOTS ARE WITHIN THE ACCESS/PATHWAY, A BRIDGING SYSTEM (2X4 AND 3/4" PLYWOOD) WILL BE REQUIRED TO BE PLACED ON TOP SO THAT THEY ARE NOT IMPACTED. MULCH DENOTED BY CROSS HATCH PATTERN

TREE FENCE MAY BE OFFSET FROM THE PROPOSED CONSTRUCTION A MAX OF 5FT TO PROVIDE ROOM FOR ACCESS/WORK ONCE THE EXTERIOR WALLS ARE CONSTRUCTED. ALL EXPOSED AREAS OF ROOT ZONE BETWEEN THE FENCE AND CONSTRUCTION MUST RECEIVE EIGHT INCHES OF SHREDDED HARDWOOD MULCH TO LIMIT ROOT/SOIL COMPACTION. IF ANY EXPOSED ROOTS ARE WITHIN THE ACCESS/PATHWAY, A BRIDGING SYSTEM (2X4 AND 3/4" PLYWOOD) WILL BE REQUIRED TO BE PLACED ON TOP SO THAT THEY ARE NOT IMPACTED. MULCH DENOTED BY CROSS HATCH PATTERN

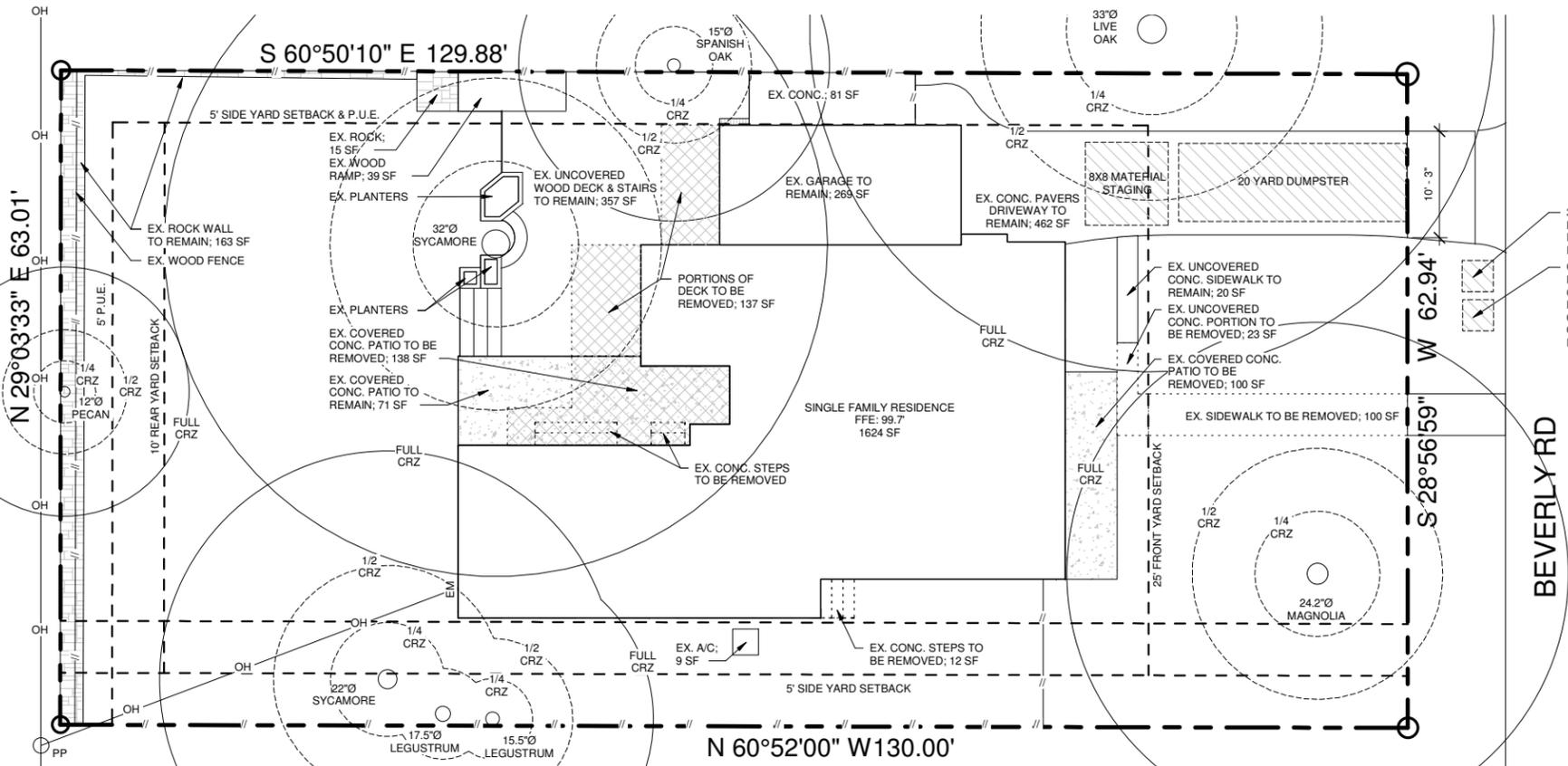
-X- DENOTES TREE PROTECTION FENCING TO PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA OR AS MUCH AS OF THE CRZ AS IS PRACTICAL WITHIN THE LIMITS OF CONSTRUCTION. FENCING TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN EIGHT INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE. MULCH DENOTED BY CROSS HATCH PATTERN.



2 SITE PLAN - PROPOSED
1/8" = 1'-0"

SITE NOTES & TREE PROTECTION

- CONTRACTOR TO ASSURE THAT THE ROOT ZONES OF ALL TREES ARE ADEQUATELY PRESERVED. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION.
- CONTRACTOR TO PROVIDE TREE PROTECTION FENCING FOR ALL PROTECTED TREES ON SITE. TREE PROTECTION FENCING MUST PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN EIGHT-INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WITH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
- FOOT TRAFFIC IS CONSIDERED A ROOT ZONE DISTURBANCE. CONTRACTOR TO PROVIDE 2X4 OR GREATER PLANKS (6FT TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.
- ANY DEMOLITION IN THE 1/4 AND 1/2 CRITICAL ROOT ZONES OF PROTECTED TREES ON OR ADJACENT TO THE SITE MUST BE DONE WITH HAND TOOLS TO AVOID DAMAGING ROOTS OF TREES.
- ALL UTILITY TRENCHING WITHIN THE 1/2 CRZ MUST BE AIR SPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5" IN DIAMETER. ALL PAID RECEIPTS FOR THIS WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
- CONTRACTOR TO WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND NEAR ROOTS OF TREES DURING CONCRETE WORK.
- IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, CONTRACTOR TO PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED CONTRACTOR TO SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.



1 SITE PLAN - EXSITING
1/8" = 1'-0"

Sidetracked Studio

1806 Holly St.
Austin, Texas
512 220 6865

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



Rymer Residence

3204 Beverly Rd
Austin, TX 78703

DATE	ISSUED FOR
04.15.21	FOR PERMIT
05.24.21	HLC HEARING

PROJECT 0000

SITE PLAN

A0.0

PLAN NOTES

1. GARAGE WALLS TO BE REBUILT AS NEEDED; TO BE INSULATED WITH OPEN CELL FOAM; AND FINISHED WITH 5/8" TYPE X GYPSUM.
2. GARAGE CEILINGS TO BE INSULATED WITH 6" OF OPEN CELL FOAM AND FINISHED WITH 5/8" TYPE X GYPSUM.

WALL LEGEND

	EXISTING WALL TO REMAIN
	NEW FRAMED WALL
	BOARD-FORMED CONCRETE
	WALL TO BE DEMOLISHED

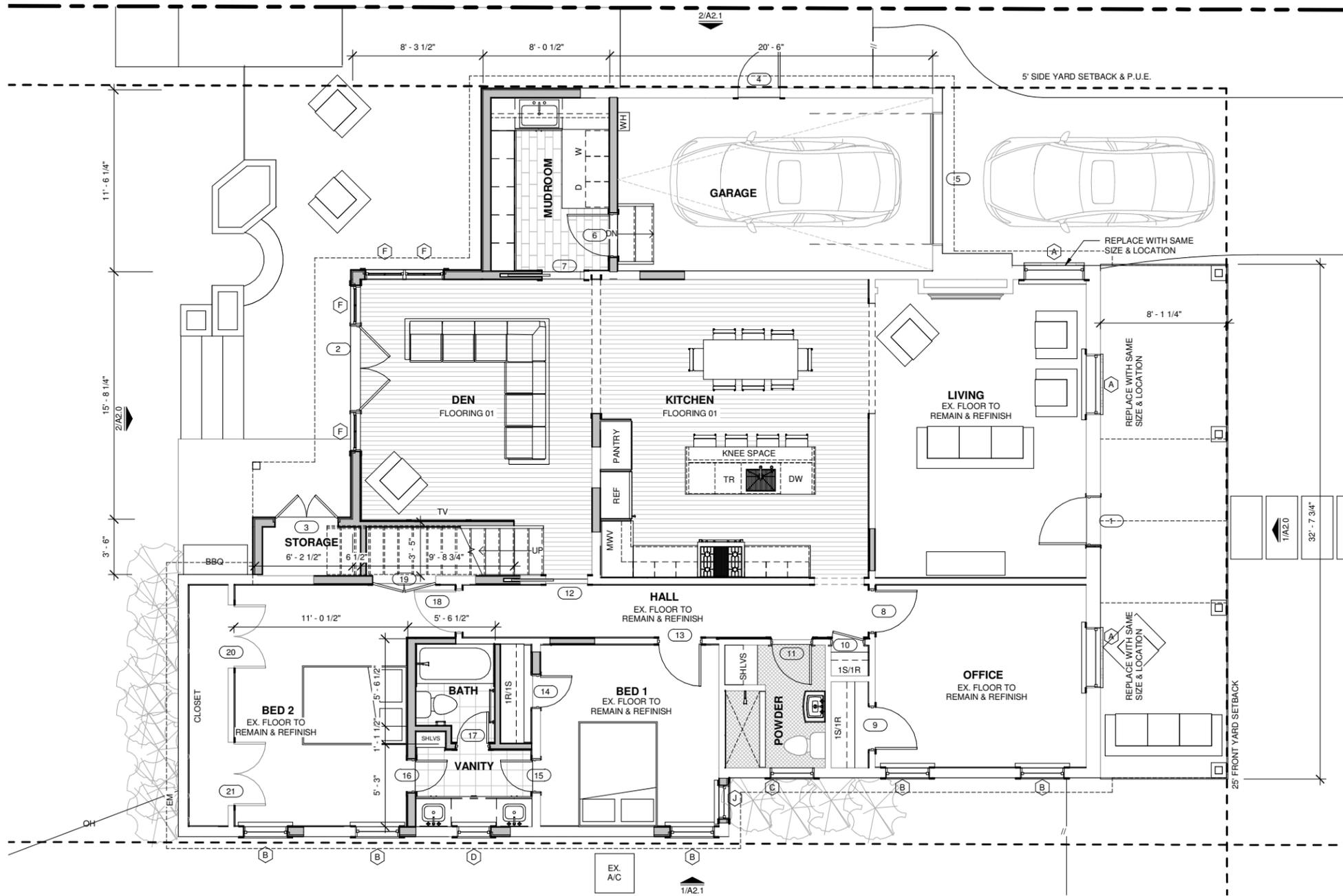
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FIRST FLOOR PLAN

1 FIRST FLOOR
1/4" = 1'-0"

A1.0

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW FRAMED WALL
	BOARD-FORMED CONCRETE
	WALL TO BE DEMOLISHED

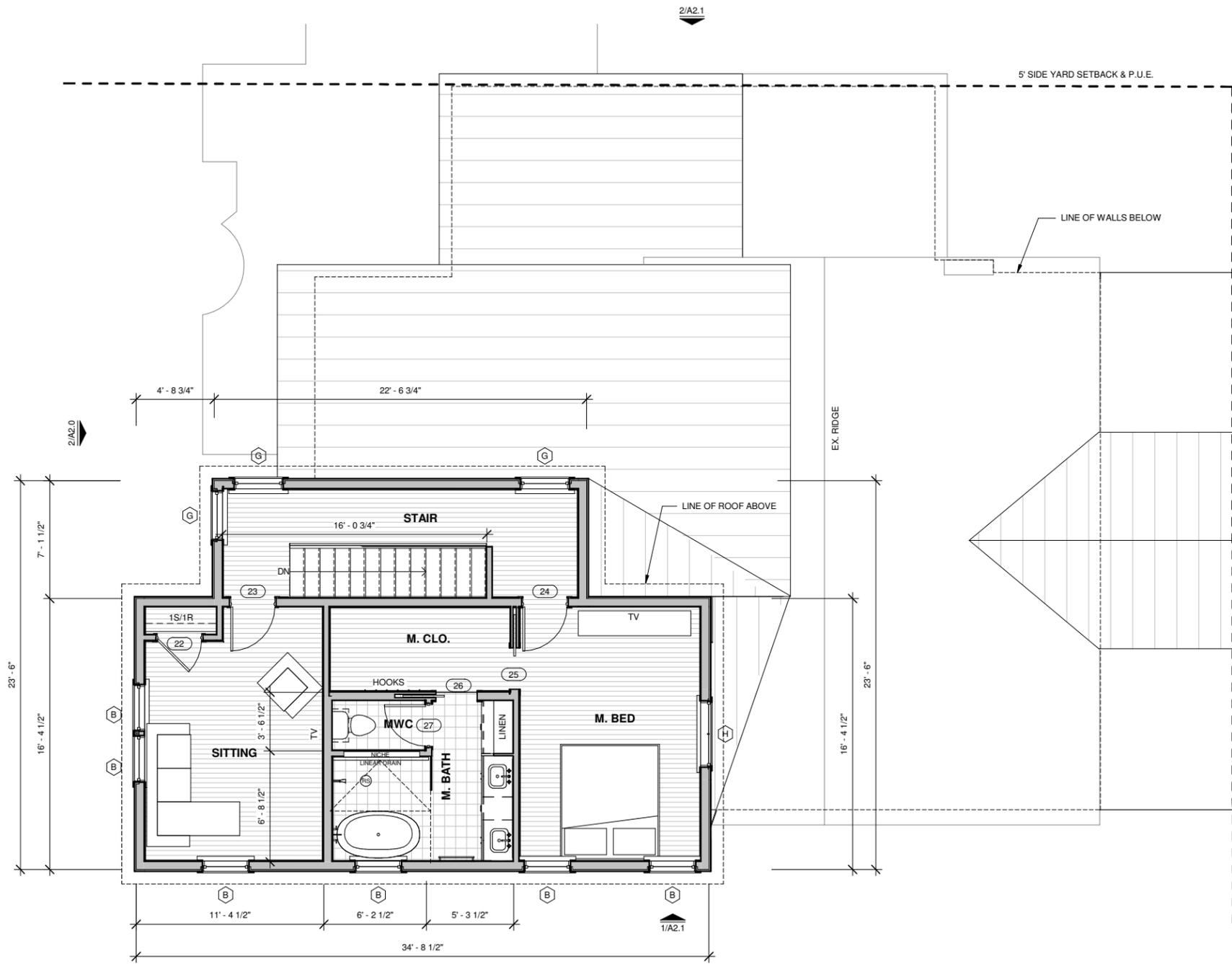
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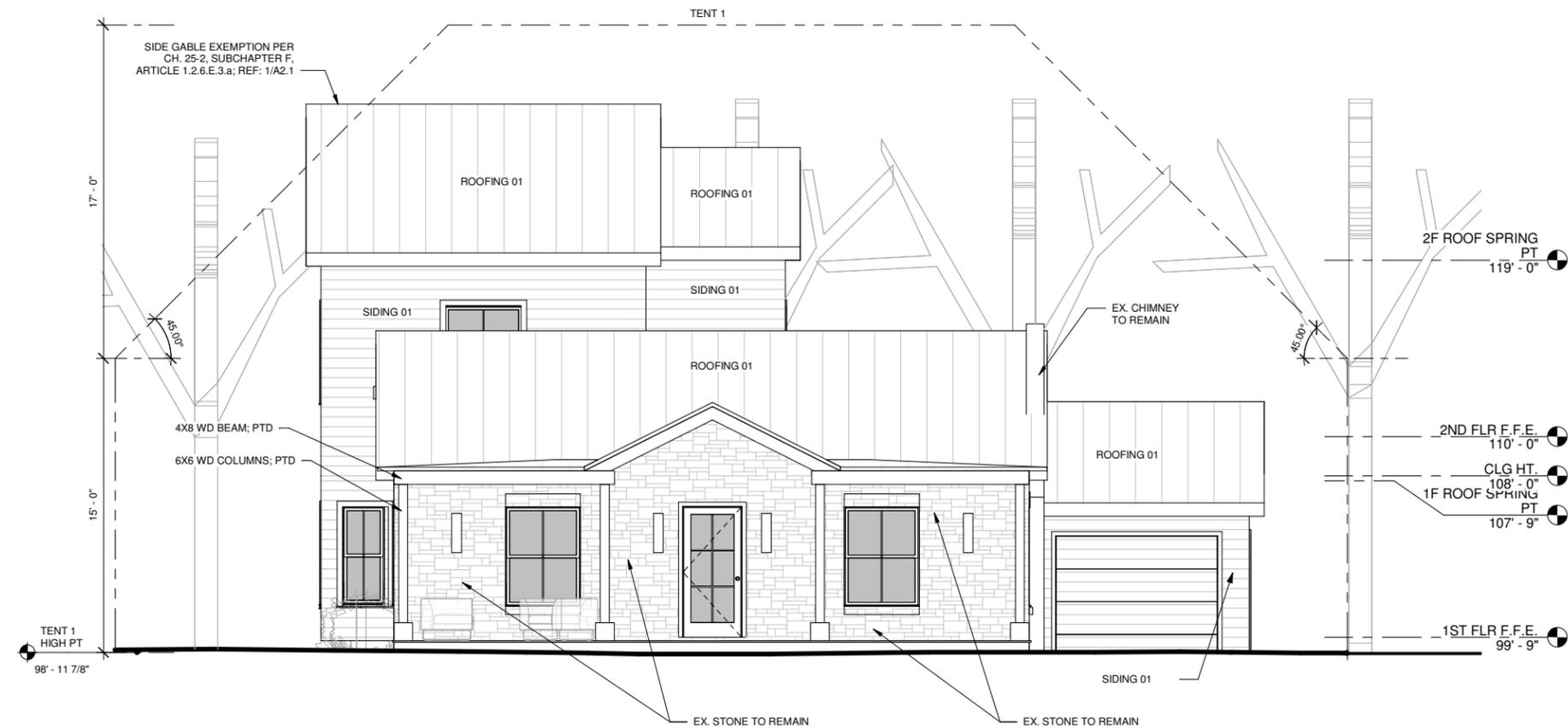
SECOND FLOOR PLAN

1 SECOND FLOOR
1/4" = 1'-0"

A1.1



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. CONTRACTOR TO PREP/REPAIR EXISTING SIDING AS NEEDED AND PAINT.
2. EXISTING BRICK TO REMAIN. CONTRACTOR TO REPAIR/REPOINT AS NEEDED.
3. CONTRACTOR TO REPAIR EXISTING PAVING AS NEEDED.

BUILDING CALCULATIONS

LOWEST ADJ. GRADE: 96' - 0"
HIGHEST ADJ. GRADE: 98' - 7 3/4"
REF: 2/A0.0

AVG. ADJ. GRADE: 97' - 3 7/8"

BUILDING HEIGHT: 25' - 10"
REF: 1/A2.1

BUILDING TENT 1 HIGH PT: 98' - 11 7/8"
BUILDING TENT 2 HIGH PT: 96' - 11 5/8"
BUILDING TENT 3 HIGH PT: 96' - 0 3/4"
REF: 2/A0.0

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Rymer Residence

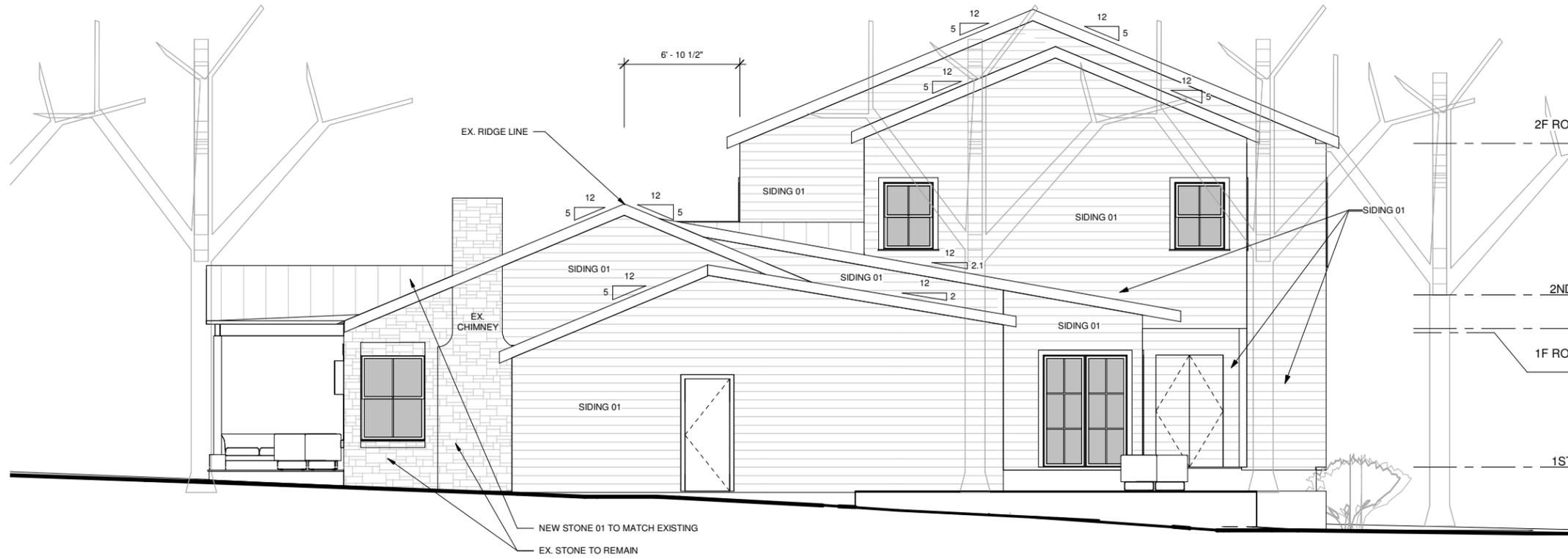
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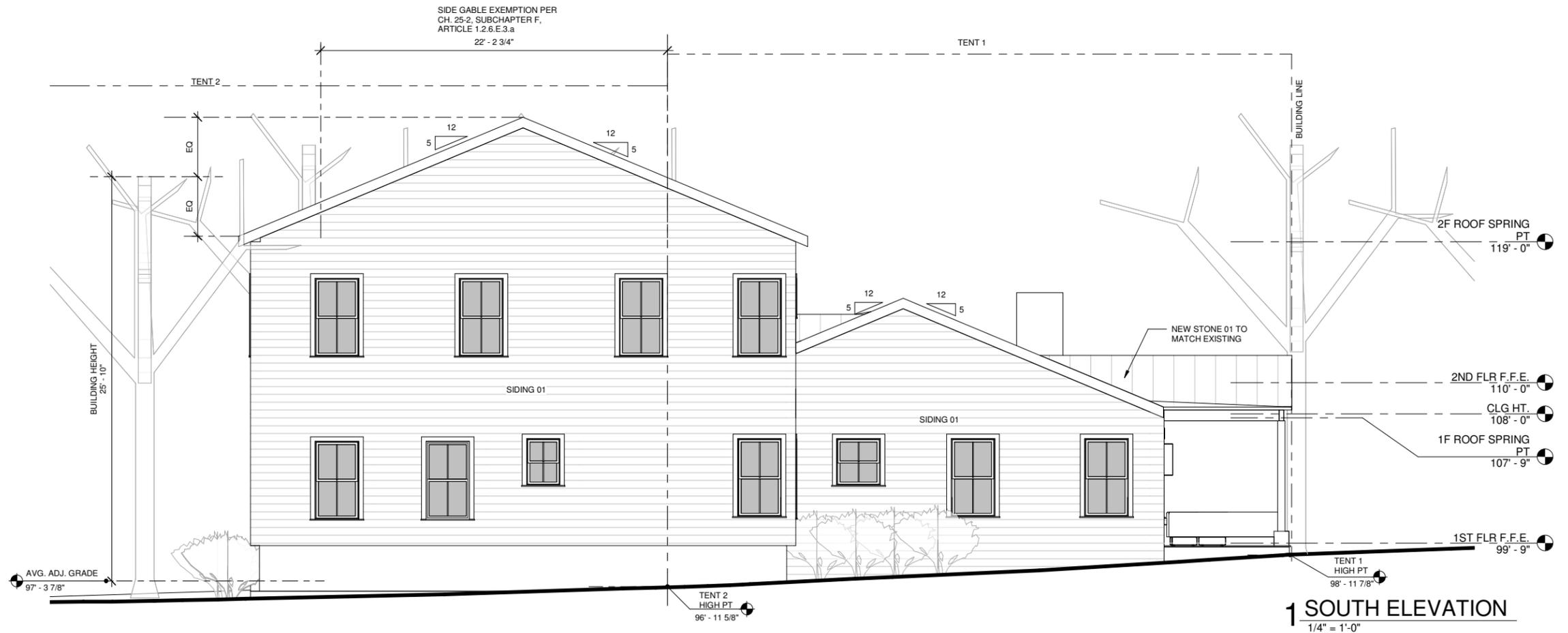
PROJECT 0000

EXTERIOR ELEVATIONS

A2.0



2 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES**
1. CONTRACTOR TO PREP/REPAIR EXISTING SIDING AS NEEDED AND PAINT.
 2. EXISTING BRICK TO REMAIN. CONTRACTOR TO REPAIR/REPOINT AS NEEDED.
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BUILDING CALCULATIONS

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REF:	2/A0.0

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EXTERIOR ELEVATIONS

A2.1